091.0	0006	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	792,600 / 792,600
					USE VALUE:	792,600 / 792,600
					ASSESSED:	792,600 / 792,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
120		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CIAMPA MARCO A/GLENDA L
Owner 2:	
Owner 3:	
Street 1:	120 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHOTWELL JOANN -
Owner 2:	-
Street 1:	120 WOODSIDE LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .124 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1958, having primarily Wood Shingle Exterior and 2240 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5381.000	374,200	11,400	407,000	792,600
Total Card	0.124	374,200	11,400	407,000	792,600
Total Parcel	0.124	374,200	11,400	407,000	792,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.84 /Parcel: 353.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58966

GIS Ref

GIS Ref

Insp Date 03/31/09

!7434!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	374,200	11400	5,381.	407,000	792,600		Year end	12/23/2021
2021	101	FV	364,000	11400	5,381.	407,000	782,400		Year End Roll	12/10/2020
2020	101	FV	364,000	11400	5,381.	407,000	782,400	782,400	Year End Roll	12/18/2019
2019	101	FV	260,800	11800	5,381.	412,800	685,400	685,400	Year End Roll	1/3/2019
2018	101	FV	260,800	11800	5,381.	308,200	580,800	580,800	Year End Roll	12/20/2017
2017	101	FV	260,800	11800	5,381.	279,100	551,700	551,700	Year End Roll	1/3/2017
2016	101	FV	260,800	11800	5,381.	267,500	540,100	540,100	Year End	1/4/2016
2015	101	FV	250,800	12000	5,381.	226,800	489,600	489,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:34:04

LAST REV

Date	Time
10/03/19	17:00:07
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7434

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHOTWELL JOANN	1265-15		3/3/2003		444,000	No	No		
NASH PAUL/ETAL	1177-63		9/15/1997		272,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2008	1397	Wood Dec	2,500					8 x 15 new deck
7/9/2000	576	Ingr. Po	11,000	C				16X32 INGROUND POO

ACTIVITY INFORMATION

Date	Result	By	Name
3/31/2009	Meas/Inspect	197	PATRIOT
6/5/2003	MLS	MM	Mary M
3/14/2000	Mailer Sent		
3/14/2000	Measured	263	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58966
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5381		Sq. Ft.	Site		0	70.	1.08	5									406,999						407,000	

Total AC/HA: 0.12353 | Total SF/SM: 5381 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 406,999 | Spl Credit | Total: 407,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	9 - Crawl Space		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.11874998
Const Adj.:	0.99989998
Adj $ / SQ:	156.609
Other Features:	107250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	459715
Depreciation:	85507
Depreciated Total:	374208

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

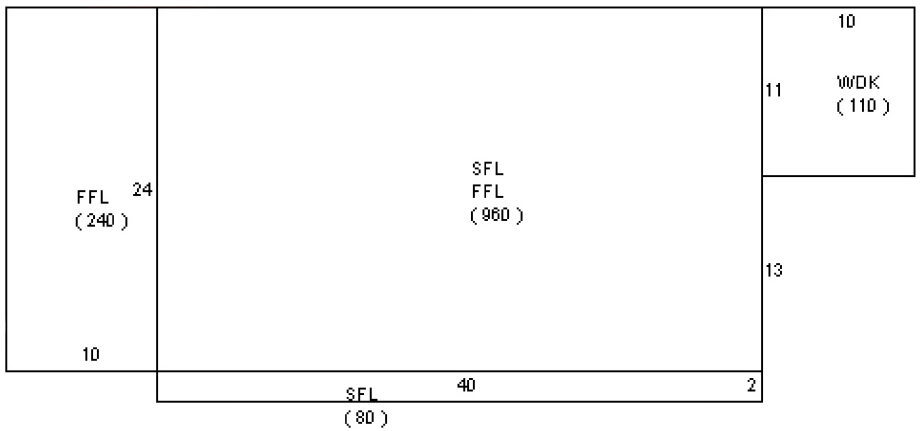
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.61
Special Features:	0	Val/Su Net:	159.23
Final Total:	374200	Val/Su SzAd	167.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,200	156.610	187,931
SFL	Second Floor	1,040	156.610	162,874
WDK	Deck	110	15.090	1,660
	Net Sketched Area:	2,350	Total:	352,465
Size Ad	2240	Gross Area	2350	FinArea 2240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

091.0-0006-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	FR	1960	0.00	T	51	101						
19	Patio	D	Y	1	14X36	A	AV	1980	2.99	T	31.2	101			1,000			1,000
12	Pool-Gunite	D	Y	1	16X32	A	GD	2000	22.87	T	11.4	101			10,400			10,400

More:	N	Total Yard Items:	11,400	Total Special Featues:	Total: 11,400

IMAGE

AssessPro Patriot Properties, Inc